



TOWN OF HOPEDALE
ZONING BOARD OF APPEALS
TOWN HALL
78 HOPEDALE STREET
HOPEDALE, MA 01747

Christopher P. Hodgens, Chairman
Nicholas A. Alexander, Member
Sandra E. Biagetti, Member
Louis J. Costanza, Member
Scott M. Savage, Member

The following summarizes the activities of the Hopedale Zoning Board of Appeals during fiscal year 2022 (July 1, 2021 to June 30, 2022).

During the relevant period, the ZBA held public hearings and issued decisions on the following special permit applications:

1. High Hopes, LLC. On July 21, 2021, the ZBA voted unanimously to amend a decision that issued on October 21, 2020. The October decision inadvertently omitted a condition, approved by the ZBA, limiting retail operations to "in store sales only." The amended decision included the condition as voted.
2. Jeffrey P. Long and Michelle D. Long. On September 15, 2021, the ZBA approved a special permit with conditions for an accessory apartment located at 211 Mendon Street.
3. GFI Partners. On September 22, 2022, the ZBA commenced a public hearing on an application for a special permit for construction of a warehouse and distribution facility at 75 Plain Street (Rosenfeld Concrete property). The applicant and the ZBA agreed to continue the hearing to enable the applicant to seek site plan review before the Planning Board.
4. Lifted Genetics, LLC, and David Griffiths. On December 15, 2021, the ZBA approved a special permit with conditions to construct a new two-story building for cultivation of marijuana at 6 Condon Way (lot 14).
5. MACA Industries, LLC. On December 15, 2021, the ZBA approved a special permit with conditions to construct a new two-story building for cultivation of marijuana at 2 Condon Way.
6. Green River Cannabis Company, Inc. On November 17, 2021, a public hearing commenced on an application for a special permit for retail sales of marijuana at 5 Condon Way. On January 19, 2022, the applicant requested to withdraw its application, and the ZBA approved the withdrawal unanimously.

7. Northeast Great Dane of Auburn, MA LLC. On January 26, 2022, a public hearing commenced on an application for a special permit for a repair facility for trucks and trailers at 10 Tandem Way. The ZBA voted to issue a special permit for 90 days to allow the business to operate without interruption while issues of compliance are resolved. On March 22, 2022, the applicant sent notice of withdrawal of its application. The application remains pending until withdrawal is approved by the ZBA.
8. Mauricio A. Oliveira and Patriots Custom Auto, Inc. On March 30, 2022, a public hearing commenced on an application for a special permit for used motor vehicle sales at 6 Airport Road. The applicant and the ZBA agreed to continue the hearing to allow the applicant time to respond to questions that were raised.

The ZBA website has been substantially updated with information and documents regarding the zoning application process. The updates are designed to make the zoning process more accessible to residents and applicants. Information added includes: (1) recently adopted rules of procedure; (2) special permits; (3) special permit checklist; (4) accessory apartment checklist; (5) groundwater protection district; (6) advisory opinions; (7) signage; (8) storage trailers; (9) filing complaints about zoning; (10) flowchart on zoning relief application timelines; (11) updated zoning map; (12) certification of absent member to permit voting; (13) checklist for ZBA hearing application; (14) litigation update; (15) one stop simplified zoning application package; (16) protection of shade trees; (17) request for list of abutters; (18) site plan review; (19) updated application for zoning hearing; and (20) agreement to extend deadlines.

Membership of the ZBA changed in 2022. Long-time alternate and clerk Mary Arcudi resigned. All members expressed their appreciation for many years of service to the town and the instrumental role she played in preparing meeting minutes and sending out hearing notices.

The ZBA continues to encourage members of the public to attend meetings and offer their perspective on all matters. The ZBA wishes to thank the residents for the opportunity to serve our community as we try to build a better future for Hopedale.

Very truly yours,

Christopher P. Hodgens
Zoning Board of Appeals
Chairman